

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 8-WD
HAGUE AVENUE-VALLEYVIEW DRIVE
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Virginia Military Survey Number 2668, being a part of Lot 4 of Roys Park Addition, of record in Plat Book 10, page 380, as said Lot is described in a deed to **West & Del, Inc.**, of record in Instrument Number 200801080003740, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land located on the right side of the centerline of survey and right-of-way for Hague Avenue, as depicted on the centerline plat for the Hague Avenue-Valleyview Drive right-of-way plans, of record in Instrument Number 201209270144475 (Plat Book 115, pages 36-37), and being further bounded and described as follows:

Commencing for reference at a MAG nail set at the intersection of the centerline of survey and right-of-way for Hague Avenue and the south line of the Camp Chase Industrial Railroad Corporation property (being that real estate depicted on the Cleveland, Cincinnati, Chicago and St. Louis Ry. Co. Valuation Map No. V31, dated June 30th, 1915, and being 33.26 acres of record according to the Franklin County Auditor), as described in a deed to said railroad company, of record in Official Record 28363, page F03, said MAG nail set being at the northeast corner of said Roys Park Addition, said MAG nail set being at the northwest corner of the Hillcrest Addition, of record in Plat Book 12, page 19, and said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 226+23.11;

Thence **South 72 degrees 05 minutes 48 seconds West**, along the south line of said Camp Chase railroad property, along the north line of said addition, a distance of **20.08 feet** to the northeast corner of said Lot 4, said corner being on the on the existing west right-of-way line for said Hague Avenue as dedicated in Plat Book 10, page 380, said corner being 20.00 feet right of Hague Avenue centerline of survey and right-of-way Station 226+24.89, and said corner being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

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Thence **South 12 degrees 50 minutes 02 seconds East**, along the east line of said Lot 4, along the existing west right-of-way line for said Hague Avenue, a distance of **15.11 feet** to an iron pin set, said iron pin set being 20.00 feet right of Hague Avenue centerline of survey and right-of-way Station 226+40.00;

Thence **North 42 degrees 38 minutes 53 seconds West**, across said Lot 4, a distance of **16.57 feet** to an iron pin set on the north line of said Lot 4, being on the south line of said Camp Chase railroad property, said iron pin set being 28.24 feet right of Hague Avenue centerline of survey and right-of-way Station 226+25.62;

Thence **North 72 degrees 05 minutes 48 seconds East**, along the north line of said addition, along the south line of said Camp Chase railroad property, a distance of **8.27 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of **0.001 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor tax parcel number 010-063847.

Grantor retains all rights of ingress and egress for the residual property.

The bearings described herein are based on the centerline of survey and right-of-way for Valleyview Drive (South 87 degrees 46 minutes 53 seconds East) and grid north referenced to the North American Datum of 1983 (NSRS 2007 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer Survey Control Monuments "ST01" and "FCGS 5335".

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with yellow plastic caps stamped "ASI – PS 8438".

The above description of a right-of-way parcel was prepared and reviewed by Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 19, 2012, is based on an actual survey performed in the field by American Structurepoint, Inc., was prepared in accordance with Ohio Administrative Code 4733-37 (Minimum Standards for Boundary Surveys), and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date